

## MEETING RECORD

**NAME OF GROUP:** Urban Design Committee

**DATE, TIME AND**

**PLACE OF MEETING:** Wednesday, January 5, 2005, 3:00 p.m., Room 206, County-City Building, 2<sup>nd</sup> Floor, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS**

**IN ATTENDANCE:**

**Members:** Third World Oforah, Dennis Scheer and Gordon Scholz present. Michael Eckert, JoAnne Kissel, Scott Sullivan and Kim Todd absent.

**Others:** Dallas McGee (Urban Development Department); Deena Winters (reporter, Journal Star); Kent Morgan, David Gaspers, Ed Zimmer and Michele Abendroth (Planning Department)

**STATED PURPOSE**

**OF THE MEETING:** Regular Meeting of the Urban Design Committee

Mr. Scheer called the meeting to order at 3:14 p.m.

### **Approval of Meeting Notes of November 3, 2004**

Due to the lack of a quorum, the meeting notes were not voted upon.

### **Sidewalk Café Application, “The Mill on Prescott,” 4736 Prescott Ave.**

Mr. Zimmer stated that the Mill on Prescott would like to install an awning and canvas for a sidewalk café. He is seeking the Committee’s input on this issue.

Mr. Oforah stated that he is in favor of this application, but asked about the accessibility to the entrance as there is a large step up from the curb. Mr. Zimmer stated that he will talk to Public Works about that issue.

Mr. Scheer feels that this is a good project.

### **Update on Downtown Master Plan (Kent Morgan, Planning)**

Kent Morgan along with Dallas McGee updated the Committee on the Downtown Master Plan through a PowerPoint presentation.. The reason for doing the Master Plan Study is because many changes have taken place since the last master plan was done 30 years ago. Contents of the plan include major land uses, public improvements, private investments, transportation, urban design, implementation, and financing.

This project is a joint effort between the City of Lincoln and the Downtown Lincoln Association. Crandall Arambula of Portland Oregon is the consultant for the project. The core study area is from the Capitol to the University and from 17<sup>th</sup> Street to the Haymarket.

There have been three community workshops to date, and they have all been well attended. The final workshop will most likely be in March.

One of the first steps in the process was to look at market demand. The consultants have projected an additional 2.3 million square feet of office space in 2025. They have also determined that an additional

2000 residential units, 600,000 square feet of retail space, and 1,000 hotel rooms will be needed by 2025. The consultants referenced a study completed on thriving cities, which found that the fastest growing cities were those that had high amenities and provided a high quality of life.

Mr. Morgan then briefly reviewed the land use framework.

One of the first needs that surfaced was the need for additional retail space. The consultants are proposing that retail be established on P Street from 11<sup>th</sup> to Centennial Mall. The new theater would be the anchor on the western edge. O Street would also be a part of the overall retail concept.

The consultants feel it is very important that downtowns have a commons area for gatherings and events. The current proposal calls for the civic center to be located at the northeast corner of 13<sup>th</sup> and P Streets.

The consultants would like to open Centennial Mall to vehicular traffic. They feel this is important to maintain access from the parking garages to the retail space.

On M Street, the consultants suggest creating park blocks.

The consultants are also proposing that 13<sup>th</sup> Street have two-way vehicular traffic.

An on-street bike system has been suggested on 11<sup>th</sup> and 12<sup>th</sup> Streets and M and N Streets. In order to accommodate this type of system, back-in angle parking is recommended for safety considerations. An off-street bike route is also being proposed.

The consultants have also proposed two shuttle routes, a northern route and a southern one. A streetcar route is being suggested in downtown. A multimodal facility is recommended on 13<sup>th</sup> and Q Streets.

The consultants have suggested placing an arena and convention center in the rail yards. The Post Office has also expressed an interest in relocating.

Mr. Oforah asked if there has been interest from investors in locating retail on P Street. Mr. McGee stated that there has been some interest, particularly in the theaters that have been closed. The consultants felt that P Street would provide the most continuous retail frontage.

Mr. Scholz asked if another study had been done on the convention center/arena. Mr. Morgan stated that CSL (Convention Sports and Leisure) conducted a study recently. They identified five sites in the downtown area as potential arena/convention center sites and stated that arena space may be differentiated from conference space.

Mr. Scholz asked if there are any components of the Downtown Master Plan that are modifying the way the Antelope Valley Plan is taking shape. Mr. McGee responded that they are attempting to integrate the two plans so they complement each other.

Mr. Scholz asked if the consultants are supportive of the new Hammons hotel. Mr. McGee stated that the consultants feel that it is a good use of the space.

Mr. Oforah commented that he likes the idea of all the squares being community oriented. He feels that a lot of the ideas being proposed are very good. He then asked about the timeframe to complete the plan. Mr. Morgan responded that it will likely occur over a 25-30 year time period.

Mr. Scheer remarked that he feels the public meetings have been very well set up. He then asked if the plan will be updated frequently. Mr. Morgan stated that the consultants will develop a list of projects to be implemented incrementally, which will be monitored by the City and the Downtown Lincoln Association. He feels the plan will be a very dynamic process.

Mr. Scheer remarked that he feels there are some very good ideas and some that may be considered trendy, which is not a bad thing. Mr. Morgan agreed that there are some more contemporary ideas, but he feels there is a foundation that will allow for new ideas to be developed.

Mr. Scheer asked what the urban design component will entail. Mr. Morgan replied that downtown is a unique entity, and input from public and private entities will be sought. Mr. McGee added that there will be several meetings this month addressing these types of concerns. Now is the time to voice any concerns with urban design issues.

Mr. Scheer stated that he feels we should look at this as a framework and not get too specific too fast. He added that he feels it is very important to integrate with the edges, specifically Antelope Valley and the University.

Mr. Scholz asked if there has been any discussion of design standards. Mr. Morgan responded by stating that discussions on design standards have just begun recently. Mr. Oforah stated that he feels the budget is very important in this respect. Mr. Morgan added that the consultants are contractually obligated to provide some basic design standards that match the ideas being presented. Mr. Oforah noted that he believes it is very important for Urban Development and Planning to work together on this issue.

**Misc.: Update on Neighborhood Design Standards, etc.**

Mr. Zimmer stated that the new neighborhood design standards have been applied to four projects. He denied one application for a single family home last week, and they may appeal it to this Committee. The application is on 40<sup>th</sup> and Orchard Streets. The reason he denied the application is because the garage stands forward. The standards indicate that we can look to the dominating pattern in the neighborhood, but in this case the standard is detached garages in the back.

Mr. Scheer adjourned the meeting at 4:40 p.m.